

NARRATIVE

Desert Parks Vista, Luxury Rentals at DC Ranch.

WHITNEYBELL ARCHITECTS INC

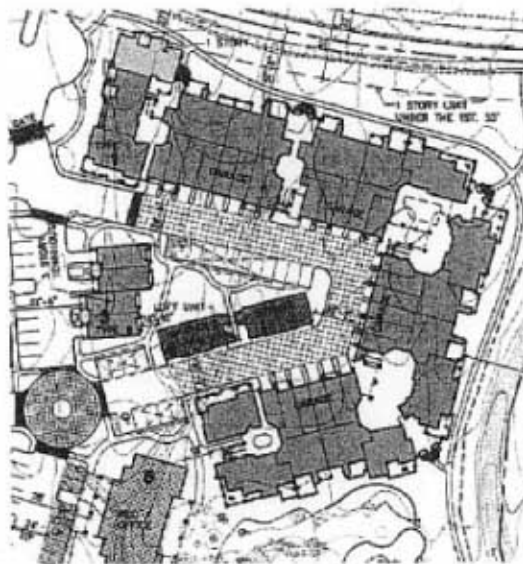
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891



ARCHITECTURE AND PLANNING

Desert Parks Vista is a proposed 202-unit multi-family residential luxury apartment development on 14.30 acres located on the southwest corner 94th street and Palo Brea Bend in Scottsdale. This site is part of the DC Ranch Master Drainage Plan and will not require on site retention. The buildings have been situated to follow the existing contours of the site and the placement of them creates a transition of scale and view of the entire project from 94th street having one story buildings to the east of the wash, transitioning to two story buildings between the two washes, followed by three story buildings to the west of the wash. The main driveway meanders through the site and provides an interesting streetscape with decorative paved parking courts.

The angled "U" shape of the three story buildings capture incredible views and vistas of the surrounding areas and give us the opportunity to create an interesting Spanish Eclectic Style Architecture featuring vertical rhythm and unique character. Small vertical openings between the buildings reminisce of the narrow slot canyons characteristic of the American Southwest. The use of towers extending above the roofline, typical of the Spanish Eclectic Style, different heights on the eaves and roof lines, single-hung windows and narrow openings in the balcony walls provide a vertical rhythm to the architecture, at the same time the use of one story and two story elements



ATTACHMENT #1

59-DR-2003
07/31/2003

carefully placed at the end and corners of the buildings allow the architecture to flow naturally to the landscape.



The architecture is a Spanish Eclectic style. The angled "U" shape plan creates interior paved courtyards, small courtyards at the corners of the building

and landscape courtyards between buildings. These courtyards are characteristic of this architectural style. This architectural style is also achieved by the use of a variety of elements, details and materials. The use of "S" mission concrete roof tile, stucco walls with a combination of sand and monterrey finish, full arches, round window shapes, recessed feature windows to express wall thickness, wood fascia and rafters, heavy wooden gates, decorative ornamental ironwork and carefully placed window shutters add authenticity to the architecture. Different types of accent elements, characteristic of the Spanish eclectic style are used through out the elevations.



The use of the one story architectural elements, full round arched arcades enhances the architectural style and provides a sense of scale at the pedestrian level through out the site.

The color scheme of creamy tans, muted golds and rosy-beiges are a typical representation of the Spanish eclectic style and our use of color provide scale and character to this unique development.

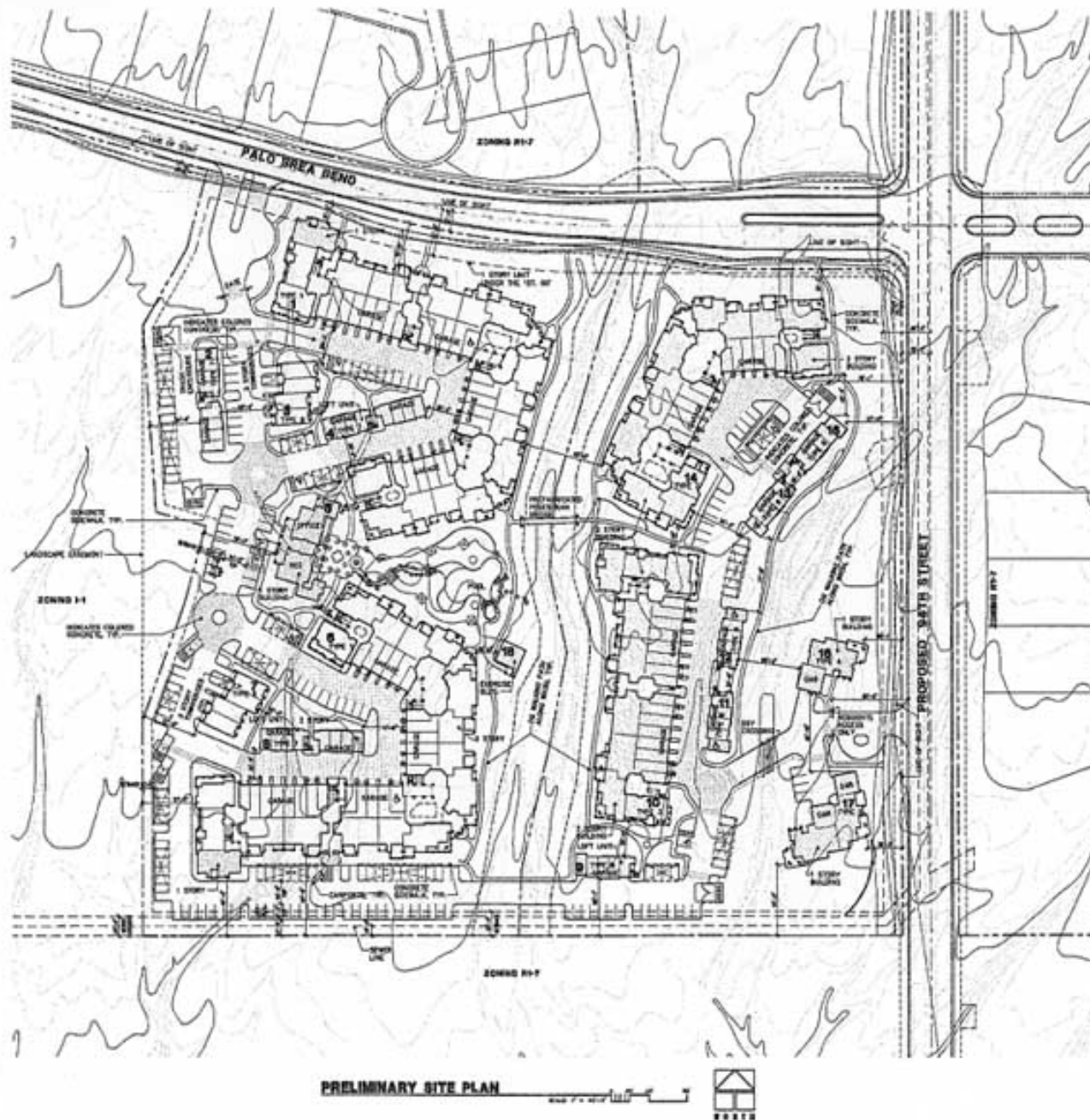
The landscape concept is directly derived from the interpretations from the DC Ranch Design Guidelines and City of Scottsdale planting requirements. The main concept to planting this site is the use of planting zones. The use of five zones smoothly transitions from indigenous material on the perimeter areas of the site to a more dense shade adaptive 'exotic' material in the interior courtyards of the building. The uses of vines that grow covering part of the building walls also provide a characteristic of the Spanish eclectic style. The 404 washes are to remain as-is in their natural state.

The project also includes three-story townhouse buildings, two-story apartment buildings, garage/loft units, and single-story apartments. The site will include a leasing office with recreational facilities and a pool and spa area that steps down on the site. Water features and shade cabanas will ambient the path that connects the office building and the pool area. An exercise building will also be provided for use by the residents. The unit types range in size from a one-bedroom, one-bath loft unit of 887 square feet to a three-bedroom, two-bath unit of 1,472 square feet. All units are provided with a private patio or balcony and some with an attached garage.

We are confident our proposal meets the goals and intentions of the City of Scottsdale's General Plan and the DC Ranch Master Plan. We feel our design techniques, landscaping and building materials will contribute to the visual appeal of this development and will be a beneficial addition to the City of Scottsdale.



Sincerely,
WHITNEYBELL ARCHITECTS INC
Juan C. Astiazaran
Project Manager



DEVELOPMENT DATA

CASE # 205-PA-2003

SITE AREA:

GROSS AREA 14.30 ACRES
NET AREA 13.28 ACRES

ZONING: R-1

BUILDING AREAS:

| | LIQUOR | SARAC | CORPORATE | TOTAL |
|-----------|--------------|-------------|-------------|--------------|
| TYPE 1 | 89,242 S.F. | 8,327 S.F. | 8,283 S.F. | 85,852 S.F. |
| TYPE 2 | 27,576 S.F. | 4,182 S.F. | 7,182 S.F. | 38,940 S.F. |
| TYPE 3 | 25,549 S.F. | 5,977 S.F. | 5,130 S.F. | 36,656 S.F. |
| TYPE 4 | 1,467 S.F. | 852 S.F. | | 2,319 S.F. |
| TYPE 5 | 2,708 S.F. | 1,084 S.F. | | 3,792 S.F. |
| TYPE 6 | 5,254 S.F. | 2,007 S.F. | | 7,261 S.F. |
| TYPE 7 | 1,774 S.F. | 1,800 S.F. | | 3,574 S.F. |
| TYPE 8 | 867 S.F. | 1,289 S.F. | | 2,156 S.F. |
| RECEPTION | 2,555 S.F. | | 779 S.F. | 3,334 S.F. |
| EXHIBIT | 800 S.F. | | | 800 S.F. |
| TOTAL | 126,458 S.F. | 28,297 S.F. | 13,458 S.F. | 168,213 S.F. |

UNIT MIX:

| | # OF UNITS |
|-------------|------------|
| 1 BEDROOM | 78 |
| 2 BEDROOM | 90 |
| 3 BEDROOMS | 18 |
| LOFT | 11 |
| TOTAL UNITS | 297 |

DENSITY: 14 UNITS/ACRE

PARKING:

| | TOTAL |
|------------------|-------|
| 1 BED 1.3 x 88 = | 218 |
| 2 BED 1.7 x 85 = | 182 |
| 3 BED 1.8 x 15 = | 27 |
| TOTAL | 427 |

PARKING PROVIDED:

| | TOTAL |
|-------------|-------|
| TYPE | |
| OPEN SPACES | 117 |
| CARPORTS | 80 |
| SARAC | 128 |
| TOTAL | 343 |

ACCESSIBLE PARKING REQUIRED:
4% OF TOTAL PARKING REQUIRED
21.3 x 0.04 = 12 SPACES

| | TOTAL |
|-------------|----------------------|
| TYPE | |
| OPEN SPACES | 4 (2 VAN ACCESSIBLE) |
| CARPORTS | 4 |
| SARAC | 5 |
| TOTAL | 13 |

OPEN SPACE:

REQUIRED:
FOR ZONING ORDINANCE SECTION 8.1004.0
12% OF NET LOT AREA
FOR SECTION 8.1004.0.1
HALF OF REQUIRED AREA SHALL
BE PROVIDED IN FRONTALAGE 63,816.81 S.F.PROVIDED:
SITE FRONTAGE 66,048.70 S.F.
SITE INTERIOR 135,515.53 S.F.
TOTAL OPEN AREA PROVIDED 196,564.23 S.F.

PARKING LOT LANDSCAPE:

REQUIRED:
FOR ZONING ORDINANCE SECTION 8.1004.0
THE REQUIRED AREA IS 10% OF THE
PARKING LOT AREA20% PARKING SPACES x 270 S.F. =
55,800.00 S.F. x 0.10 =
5,580.00 S.F. (REQUIRED PARKING LANDSCAPE)FOR ZONING ORDINANCE SECTION 8.1004.0.1
OF THE REQUIRED AREA SHALL BE IN PLANTING
AREAS DISTRIBUTED THROUGHOUT THE LOT
5,580.00 S.F. / 3 = 1,794.5 S.F.PROVIDED:
PERMANENT LANDSCAPE 18,235.18 S.F.
PLANTING AREAS IN PARKING LOT 10,825.87 S.F.
TOTAL AREA PROVIDED 29,061.05 S.F.DESERT PARKS
VISTA
LUXURY HOMES AT
THE PARK
SCOTTSDALE, ARIZONA

P.A. BELL & ASSOCIATES, INC.

WITTEBELL ARCHITECTS INC
102 East Main Street
Phoenix, AZ 85004-1004
(602) 258-1000

ARCHITECTURE AND PLANNING

1.10
SHEETDESIGNED BY WITTEBELL ARCHITECTS INC
DRAWN BY WITTEBELL ARCHITECTS INCSHEET
PRELIM59-DR-2003
10/03/03

Palo Verde Blvd
&
9th Street
Scottsdale, AZ

Preliminary Master Landscape Plan Desert Park Vista Apartments

ON SITE TURNED
DRAFTS USED
THROUGHOUT SITE
CONSTRUCTION

STREETS TO BE IN
LANDSCAPE DESIGN
URGENT BY OWNER
OF EACH BLOCK AREA
FOR LANDSCAPING
DESIGN IN CHARACTER
AND PALETTE

INTERIOR COURTYARD USE
DRAFTS USED THROUGHOUT
DESIGN. THESE AREAS ARE NOT
TO BE USED FOR THE SITE'S
CONSTRUCTION

PRIVATE DRIVE AND ROAD

EXISTING FENCE (SHRUBS
AND TREES)

EXISTING PLANT MATERIAL
(SEE LIST)

TURN AREAS LOCATED TO
IMPROVE LOCAL SAFETY
AND PROVIDE VISIBILITY
FOR PEDESTRIAN TRAFFIC IN
AN URBAN AREA. TURN AREAS
AND LANE LIGHTS WITH
DRAINAGE DITCHES OF 12
IN.

CONCENTRATION OF
PLANTING IN THESE AREAS

AREAS DESIGNATED FOR
TO BE USED FOR THE
LANDSCAPE DESIGN
THROUGHOUT SITE
CONSTRUCTION

PLANT LEGEND

PLANT MATERIAL

PLANT MATERIAL

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P.B. Bell
&
Associate

e
a group

landscape architect
environmental design

DESIGNER
CONSULTING

8701 East Camel
Road, Suite 200
Phoenix, AZ 85018
Tel: 480-487-9900
www.pbgroup.com

September 28, 2003

59-DR-2003

10/03/03

CASE # 305-PA



**DESERT PARKS
VISTA**
SERVING QUALITY HOUSING
SCOTTSDALE, ARIZONA



P.E. BELL & ASSOCIATES, INC.

WHITMIRELL ARCHITECTS, INC.
1725 1st Street, Suite 100
Scottsdale, Arizona 85251-1000
(480) 948-1000



WHITMIRELL ARCHITECTS, INC.
1725 1st Street, Suite 100
Scottsdale, Arizona 85251-1000
(480) 948-1000

1001

CONCEPT BY P.E. BELL & ASSOCIATES, INC.
JULY 2003

DESIGN BY WHITMIRELL ARCHITECTS, INC.
BUILDING TYPE 1
EXTERIOR ELEVATIONS

59-DR-2003
07/25/2003



**DESERT PARKS
VISTA**
SUNSHINE VENTURES AT
BY BARNES
SCOTTSDALE, ARIZONA



PUB. 1511-A, INDICATED, INC.

WATNEFELL ARCHITECTS INC.
47 Car Street, Suite
Apex, NC 27502-2750
(919) 305-1001



**BUILDING TYPE 2
EXTERIOR ELEVATIONS**

59-DR-2003
07/25/2003



DESERT PARKS VISTA
LUXURY HOMES AT
30 ACRES
SCOTTSDALE, ARIZONA



P.A. DELL & ASSOCIATES, INC.

WHITNEY & ASSOCIATES, INC.
1001 West McDowell Avenue, Suite 100
Phoenix, Arizona 85001-1001
(602) 251-1001



WHITNEY & ASSOCIATES, INC.
1001 West McDowell Avenue, Suite 100
Phoenix, Arizona 85001-1001
(602) 251-1001

0001
07/25/2003

BUILDING TYPE 3
EXTERIOR ELEVATIONS

59-DR-2003
07/25/2003



**DESERT PARKS
VISTA**
LUXURY RENTALS AT
\$50 EACH
SCOTTSDALE, ARIZONA



P.O. 9021 & 9020/138799, 990

WINTERHILL ARCHITECTS INC.
177 East Wacker Drive
Chicago, Illinois 60601-2099
312/366-1919



**BUILDING TYPE A & B
EXTERIOR ELEVATIONS**

59-DR-2003
07/25/2003



**DESERT PARKS
VISTA**
LUXURY HOMES AT
50 ACRES
SOUTH OF TUCSON, ARIZONA



P.H. HELL & A.S. CHANVIER, 1993

PRELIMINARY

WHITNEYBELL ARCHITECTS INC.
175 East Wacker Drive
Chicago, Illinois 60604-3897
312/567-1100



1999

BUILDING TYPE 6 & 7
EXTERIOR ELEVATIONS

59-DR-2003
07/25/2003

This drawing is an interpretation of the property of a group landscape architectural/environmental design and may be modified to suit the needs of the project. It is not intended to be a final design. It is not intended to be a final design. It is not intended to be a final design.



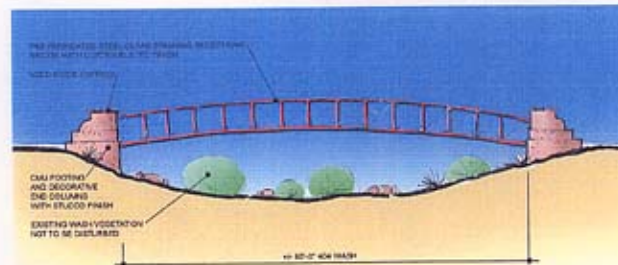
BRIDGE @ POOL AREA



VEHICLE ACCESS GATE (SOUTH SIDE)



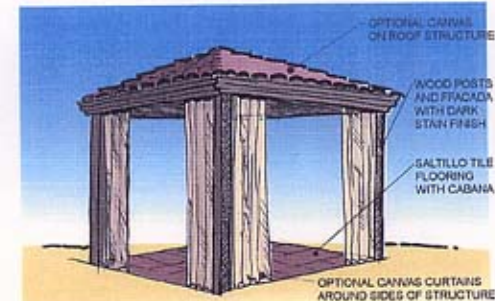
VEHICLE ACCESS GATE (NORTH SIDE)



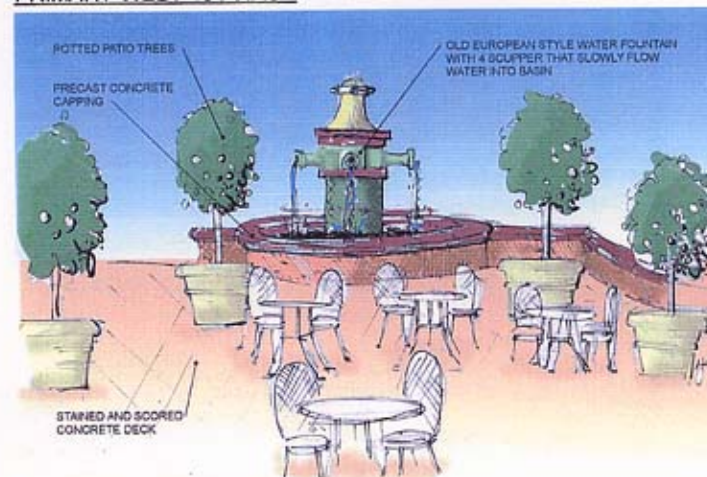
CLEAR SPANNING PEDESTRIAN BRIDGE OVER PRIMARY WEST 404 WASH



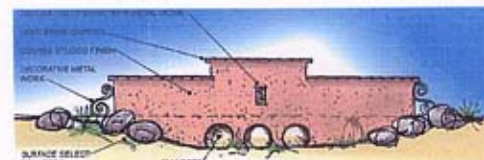
BRIDGE @ POOL AREA (OPTIONAL)



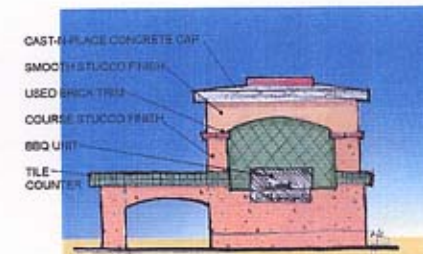
POOL CABANA



BACK PATIO @ RECREATION BUILDING



VEHICULAR CROSSING OVER SECONDARY EAST 404 WASH



BUILT-IN OUTDOOR BBQ & COUNTER

Desert Park Vista Apartments WALL DETAILS and ENTRY FEATURES

ATTACHMENT #7

P.B. Bell
&
Associates

Desert Park
Vista
Apartments

Palo Brea Bend
&
94th Street
Scottsdale, AZ

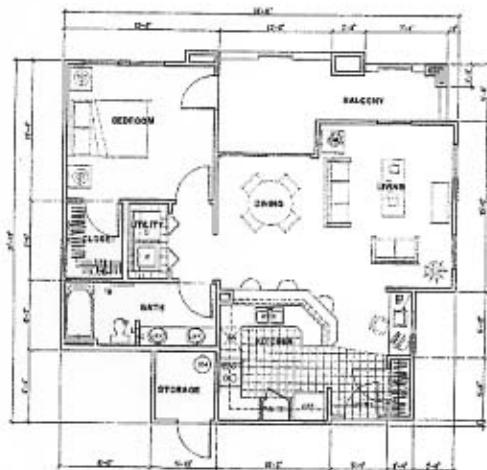


817 North Central Avenue
Phoenix, Arizona 85004
Tel: 602-433-0000
Fax: 602-433-0001
www.e-group.com

September 25, 2003

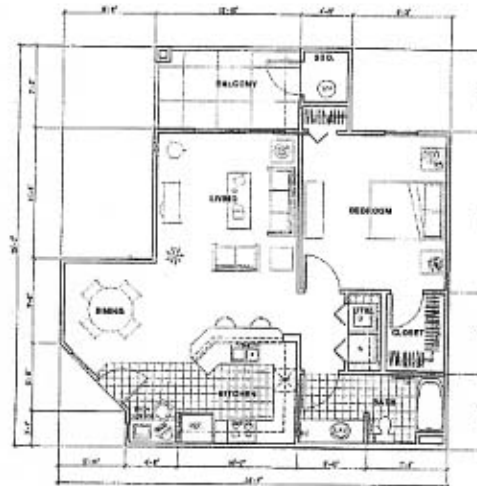
59-DR-2003
10/03/03

case#: 305-pa-2003



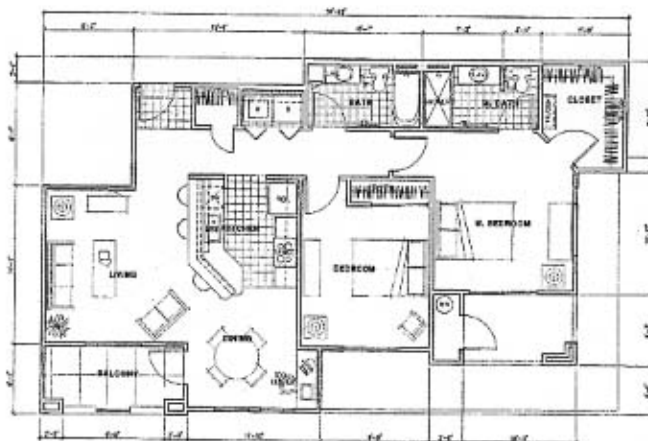
FLOOR PLAN - UNIT A1

10' 0" x 12' 0" LOT
10' 0" x 12' 0" TRACT
10' 0" x 12' 0" SUBDIVISION
10' 0" x 12' 0" UNIT



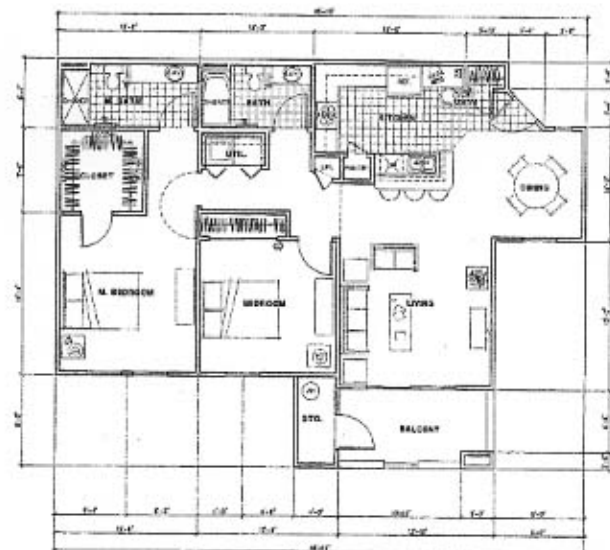
FLOOR PLAN - UNIT A

10' 0" x 12' 0" LOT
10' 0" x 12' 0" TRACT
10' 0" x 12' 0" SUBDIVISION
10' 0" x 12' 0" UNIT



FLOOR PLAN - UNIT B1

10' 0" x 12' 0" LOT
10' 0" x 12' 0" TRACT
10' 0" x 12' 0" SUBDIVISION
10' 0" x 12' 0" UNIT



FLOOR PLAN - UNIT B

10' 0" x 12' 0" LOT
10' 0" x 12' 0" TRACT
10' 0" x 12' 0" SUBDIVISION
10' 0" x 12' 0" UNIT

**DESERT PARKS
VISTA**
LUXURY RENTALS AT
DO RANCH
SCOTTSDALE, ARIZONA



P.B. BELL & ASSOCIATES, INC.

PRELIMINARY

WHITNEYBELL ARCHITECTS INC
110 East Union Avenue
Phoenix, Arizona 85012-1100
(602) 258-1100



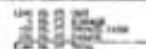
2.10

CONTRACT NO. 59-DR-2003
UNIT PLANS A, A1, B & B1

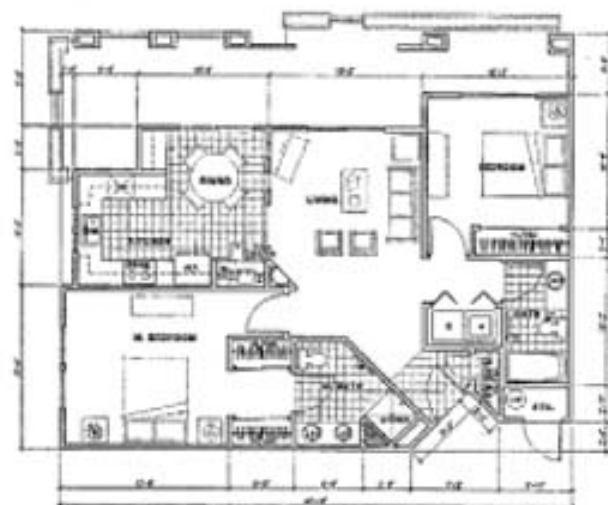
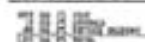
59-DR-2003
07/25/2003



FLOOR PLAN • UNIT B1a



FLOOR PLAN • UNIT B2



FLOOR PLAN - UNIT B3



**DESERT PARKS
VISTA**
LUXURY CONDOS AT
50 EASES
SCOTTSDALE, ARIZONA



P.E. HILL & ASSOCIATES, INC.

PRELIMINARY

WHEDEVELL ARCHITECTS INC.
1302 East Street, Suite
Franklin, Maine 05647-1208
(207) 634-1001



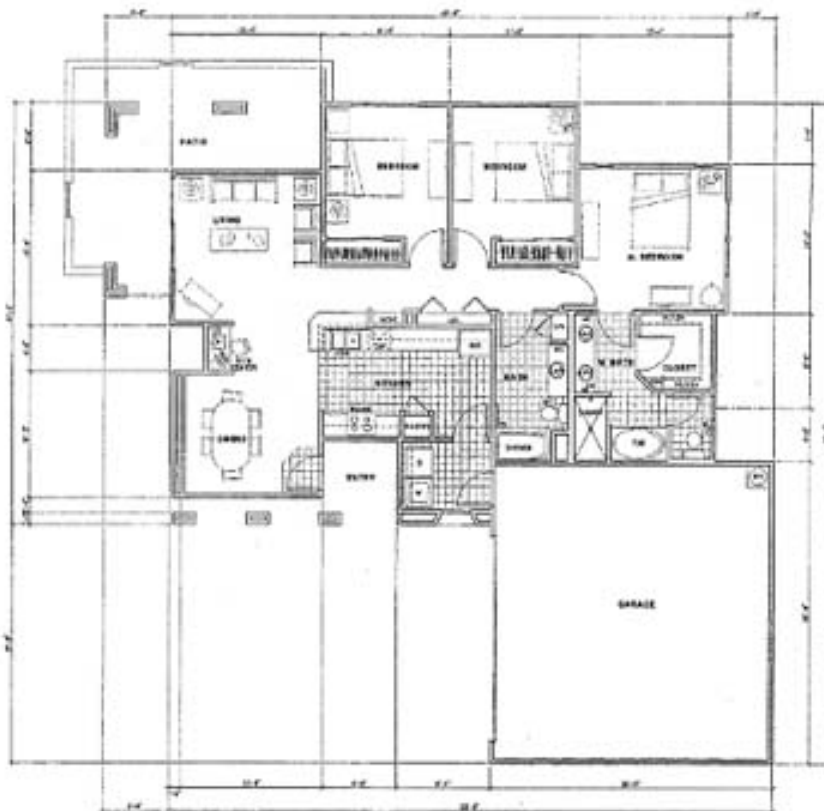
STRUCTURE AND PLUMBING
 The structure and plumbing of the building are in good condition. The roof is made of asphalt shingles and is in good condition. The walls are made of brick and are in good condition. The floors are made of concrete and are in good condition. The plumbing is in good condition. The building is well-maintained and is in good condition.

2.20

UNIT PLAN 02, 03 & 04

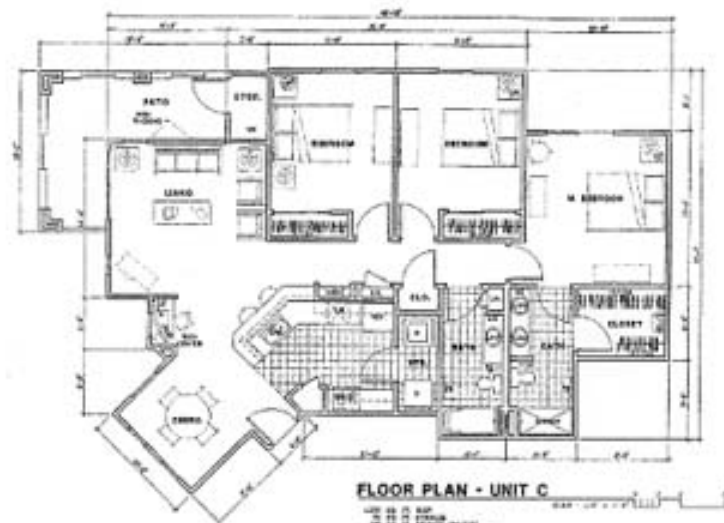
UNIT PLAN 03, 03 & 07a

59-DR-2003
07/25/2003



FLOOR PLAN - UNIT Cb

1/12/03
1/22/03
1/23/03
1/24/03



FLOOR PLAN - UNIT C

1/12/03
1/22/03
1/23/03
1/24/03



FLOOR PLAN - UNIT Ca

1/12/03
1/22/03
1/23/03
1/24/03

DESERT PARKS VISTA
LUXURY RENTALS AT
SCOTTSDALE, ARIZONA



P.B. BELL & ASSOCIATES, INC.

PRELIMINARY

WINTERHILL ARCHITECTS INC
102 East Monroe Avenue
Phoenix, Arizona 85014-1779
(602) 254-0001



ARCHITECTURE AND PLUMBING

2.30

CONCEPT ARCHITECTS, INC.
1417 1ST AVE
UNIT PLAN C, Ca & Cb

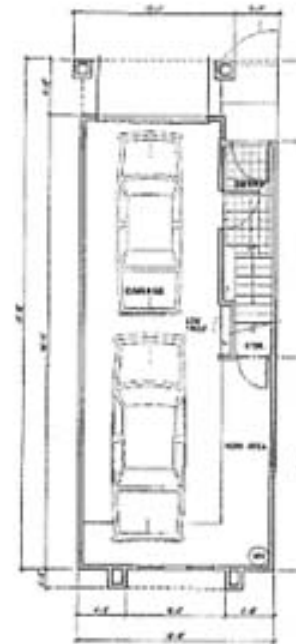
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07/25/2003



3RD FLOOR



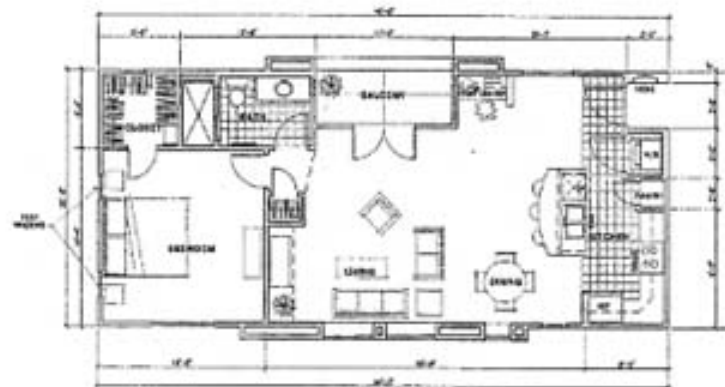
2ND FLOOR



1ST FLOOR

FLOOR PLANS - UNIT TOWNHOUSE

1/2" = 1'-0" (NOT TO SCALE)
 1/4" = 1'-0" (NOT TO SCALE)
 1/8" = 1'-0" (NOT TO SCALE)



UNIT PLAN L1

1/2" = 1'-0" (NOT TO SCALE)
 1/4" = 1'-0" (NOT TO SCALE)
 1/8" = 1'-0" (NOT TO SCALE)

DESERT PARKS VISTA
 LUXURY RENTALS AT
 80 RANCH
 SCOTTSDALE, ARIZONA



F.A. HILL & ASSOCIATES, INC.

PRELIMINARY

WIDEMORELL ARCHITECTS INC
 1102 East North Avenue
 Phoenix, Arizona 85014-2204
 (602) 951-1814



ARCHITECTURE AND PLANNING

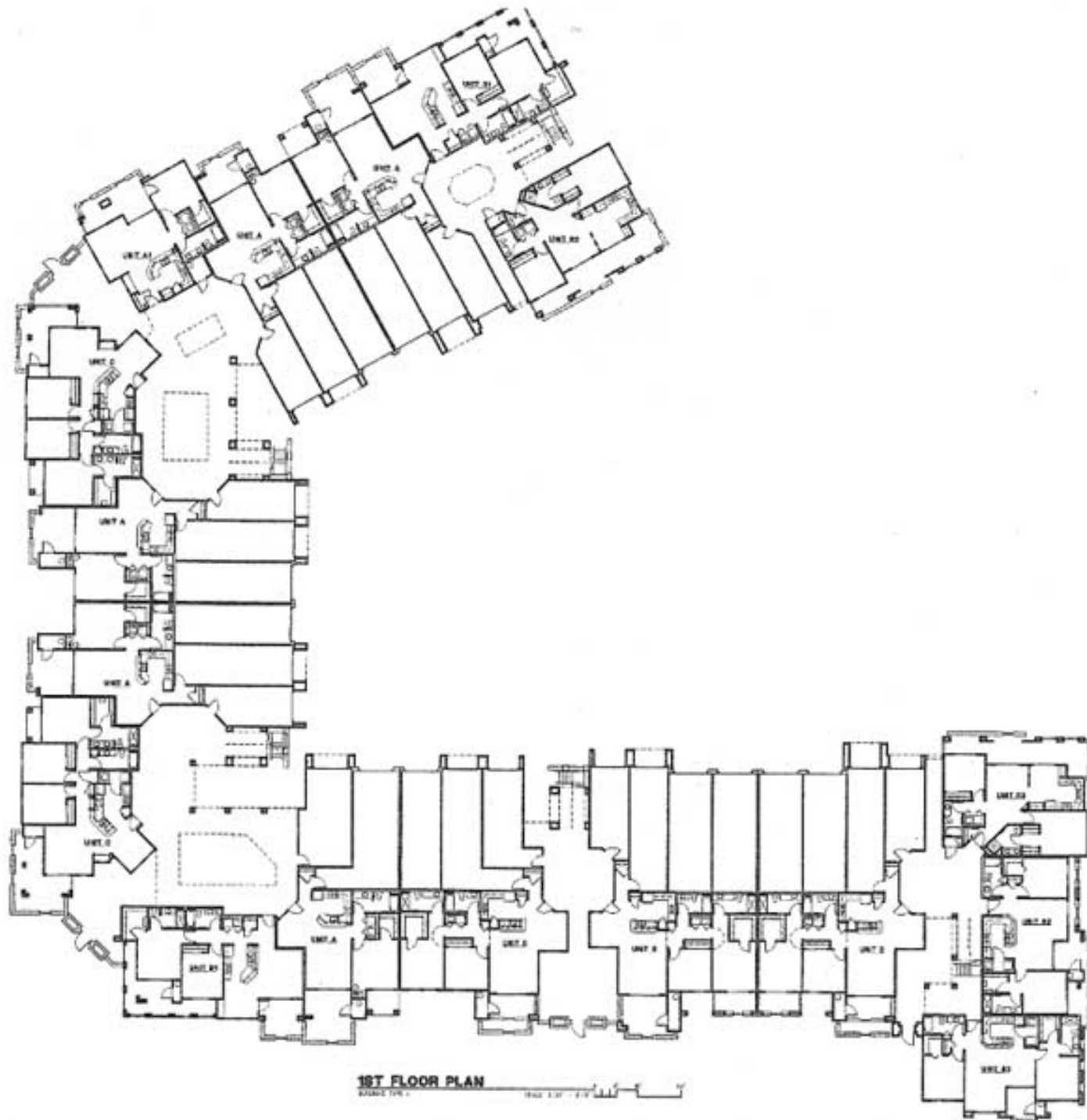
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0001

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 001 1000

UNIT PLANS TH & LT

59-DR-2003
 07/25/2003



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

**DESERT PARKS
VISTA**
LUXURY RENTALS AT
SC RANCH
SCOTTSDALE, ARIZONA



P.B. HILL & ASSOCIATES, INC.

PRELIMINARY

WITNEYBELL ARCHITECTS INC.
100 East Avenue, Suite
1000, Scottsdale, AZ 85257
602/951-1000

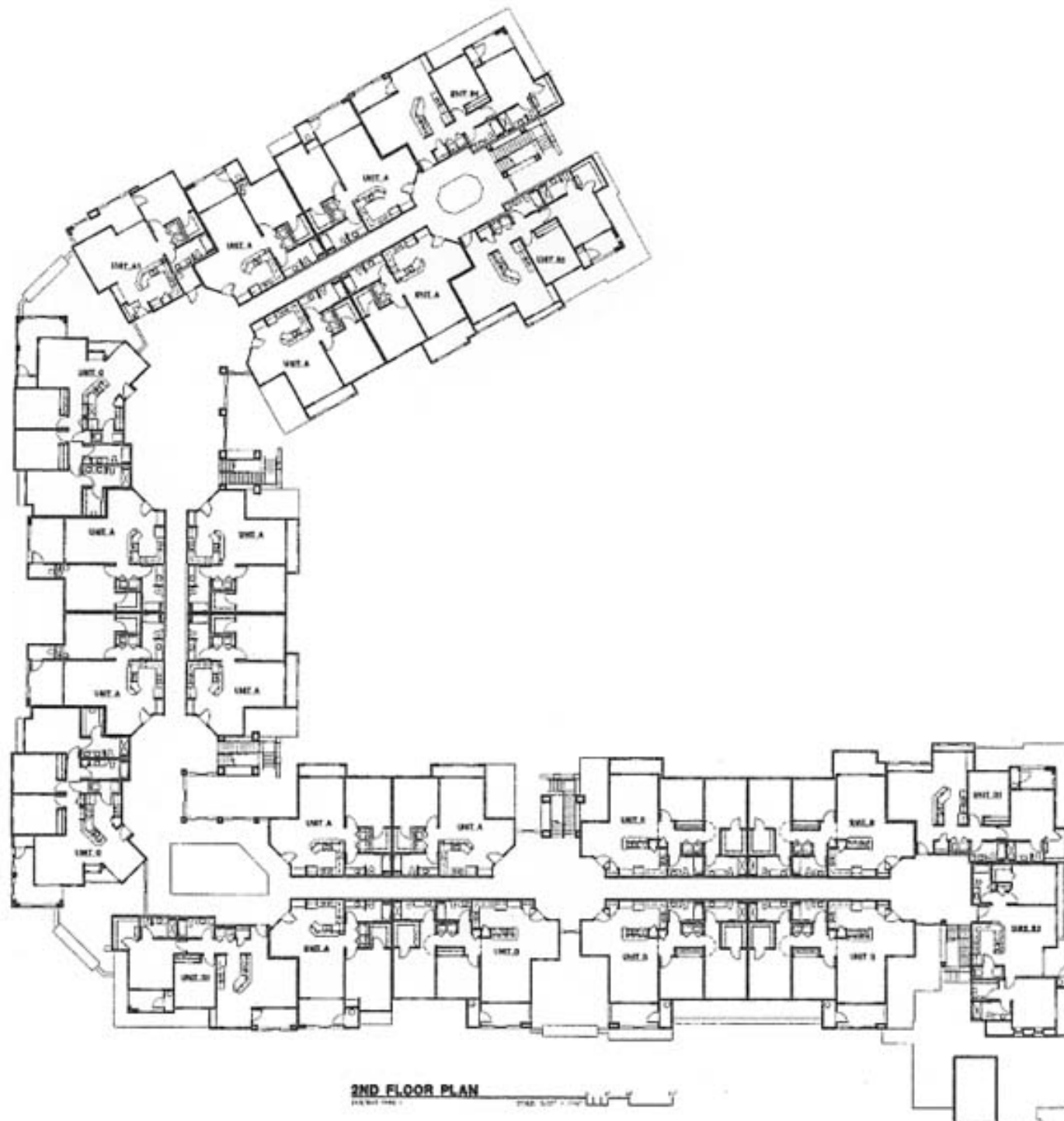


WITNEYBELL ARCHITECTS, INC.
ARCHITECTURE AND PLANNING

3.10

DATE: 07/25/2003
BY: JPH
1ST FLOOR PLAN
BUILDING TYPE 1

59-DR-2003
07/25/2003



DESERT PARKS VISTA

LUXURY RESIDUALS AT
BIG RANCH
BOTTLEDALE, ARIZONA



P.A. HALL & ASSOCIATES, INC.

PRELIMINARY

WHITNEYBELL ARCHITECTS INC.
112 East Main Street
Suite 200
BOTTLEDALE, ARIZONA 85119



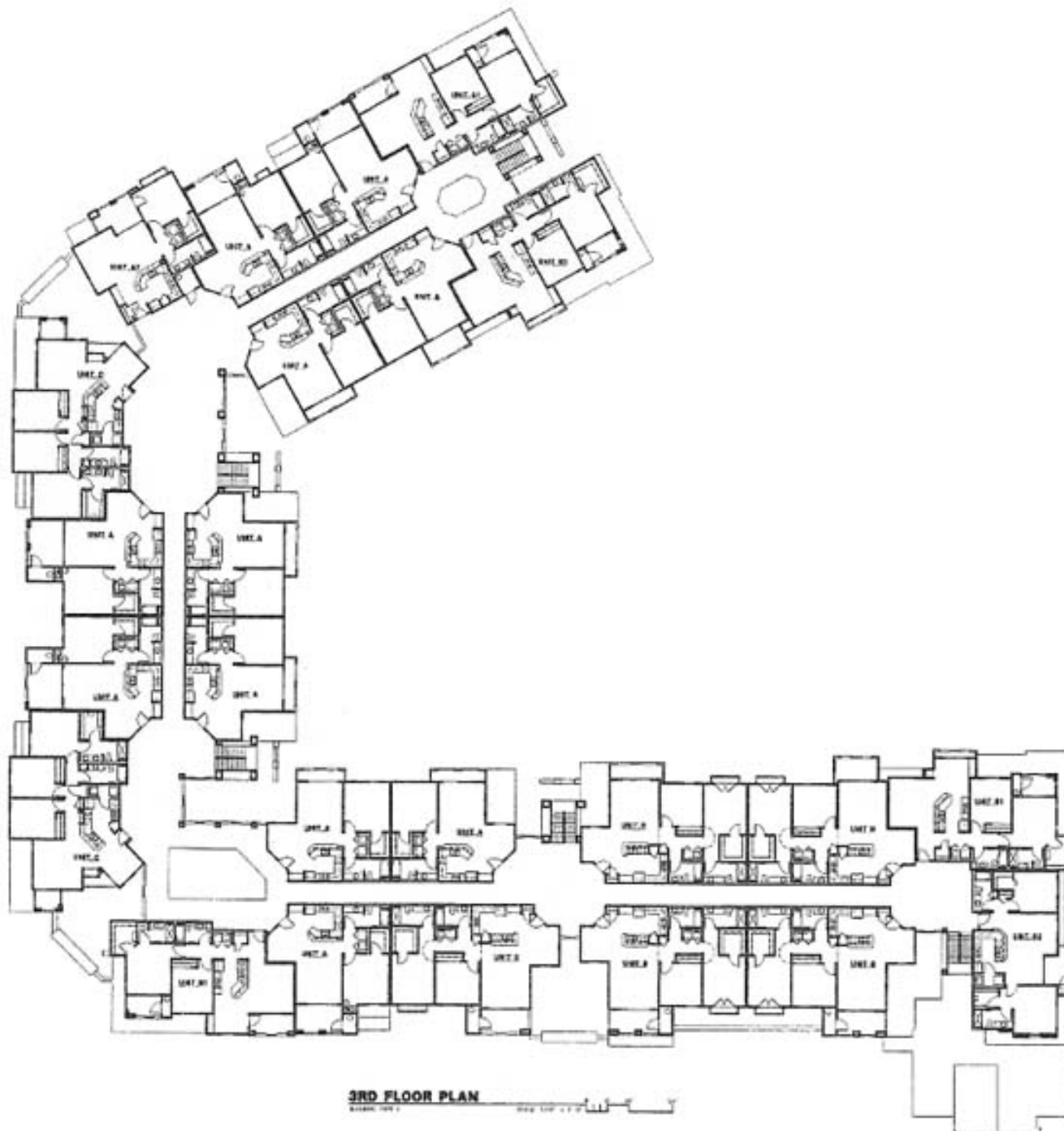
ARCHITECTURE AND PLANNING

3.11

CONTRACT WORKSHEET, REVISED BY
JAN 2003

2ND FLOOR PLAN
BUILDING TYPE 1

59-DR-2003
07/25/2003



**DESERT PARKS
VISTA**
LUXURY RENTALS AT
DE RANCHO
SCOTTSDALE, ARIZONA



F.B. HILL & ASSOCIATES, INC.

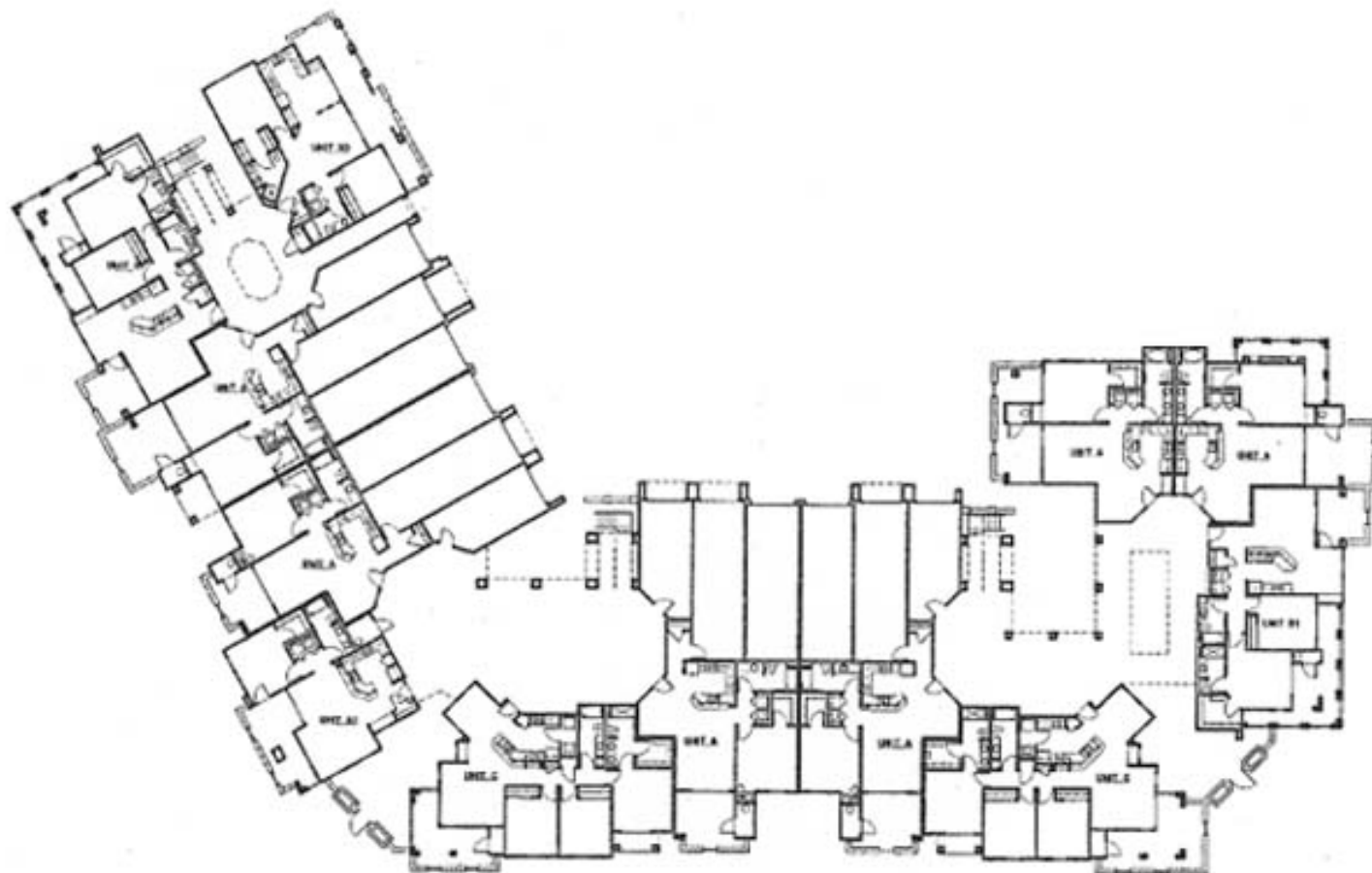
PRELIMINARY

WHEATWELL ARCHITECTS PC
1001 East McDowell Avenue
Phoenix, Arizona 85014-1001
602.944.1111



3.12
SHEET
3RD FLOOR PLAN
BUILDING TYPE 1

59-DR-2003
07/25/2003



1ST FLOOR PLAN

Sheet 1 of 2

Scale: 1/8" = 1'-0"

**DESERT PARKS
VISTA**
LUXURY RENTALS AT
BIG RANCH
SCOTTSDALE, ARIZONA



P.B. BELL & ASSOCIATES, INC.

PRELIMINARY

WINDYBELL ARCHITECTS PC
1750 1st Avenue, Suite 200
Scottsdale, AZ 85261



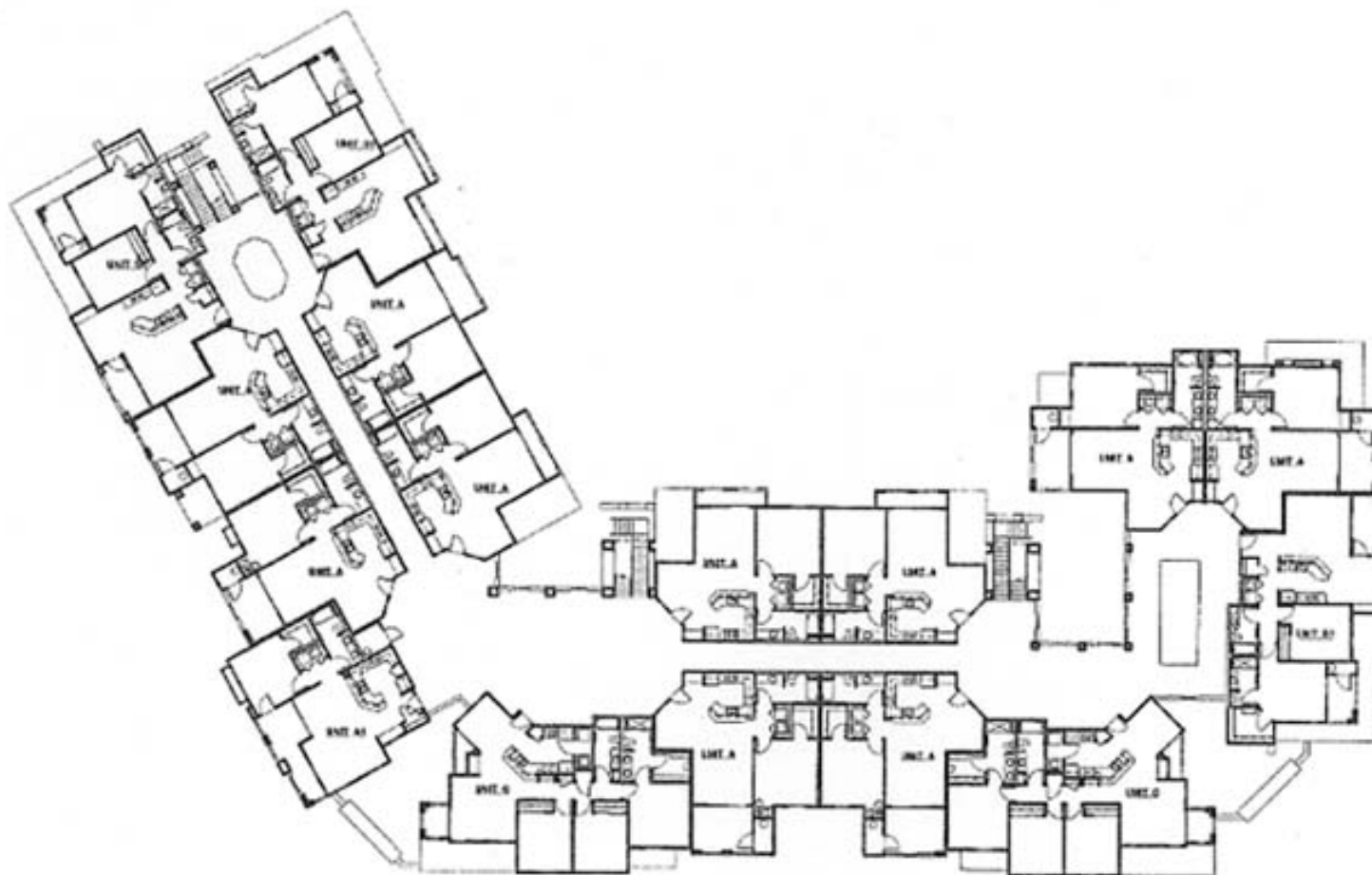
ARCHITECTURE AND PLANNING

3.20

Sheet 1 of 2

1ST FLOOR PLAN
BUILDING TYPE 2

59-DR-2003
07/25/2003



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



**DESERT PARKS
VISTA**

LUXURY RENTALS AT
500 RANCHO

SCOTTSDALE, ARIZONA



P.B. DELL & ASSOCIATES, INC.

PRELIMINARY

WHITNEY/HELL ARCHITECTS INC.

1942 East McDowell Avenue

Scottsdale, Arizona 85261-1001

TEL: 948-241-1001

FAX: 948-241-1002



ARCHITECTURE AND PLANNING

3.21

DATE

PREPARED BY: WHITNEY/HELL ARCHITECTS INC.

DATE

2ND FLOOR PLAN

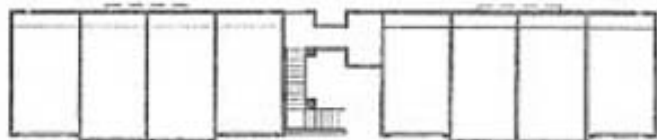
BUILDING TYPE 2

59-DR-2003

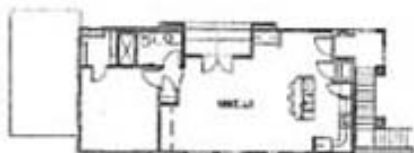
07/25/2003



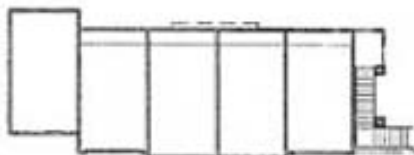
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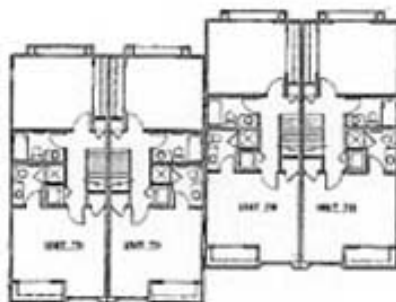
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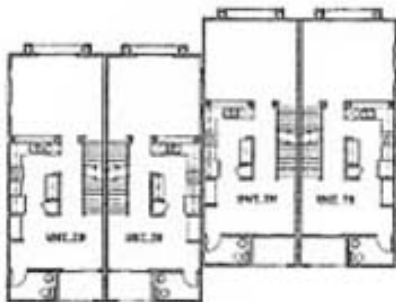
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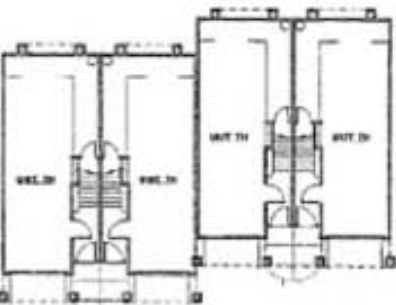
1ST FLOOR PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

DESERT PARKS VISTA

LUXURY RENTALS AT
50 PARKS
SCOTTSDALE, ARIZONA



P.A. ZELL & ASSOCIATES, INC.

PRELIMINARY

WHEATFIELD ARCHITECTS INC.
100 East Mountain Avenue
Scottsdale, Arizona 85258-1000

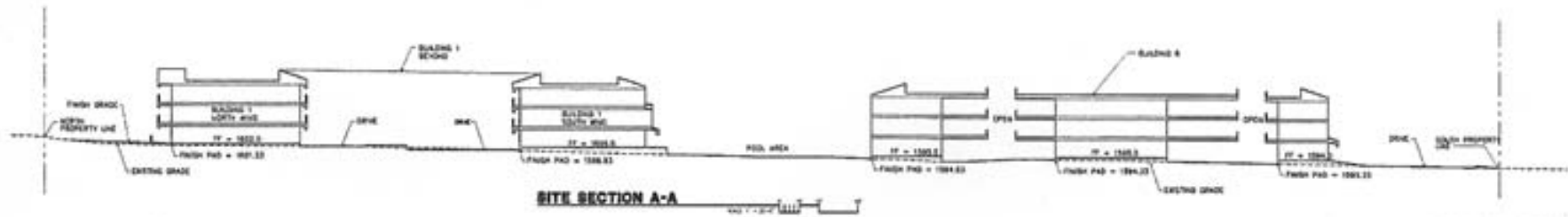


ARCHITECTURE AND PLANNING

3.40
SFR

FLOOR PLANS
BUILDING TYPE 4.2.2.750

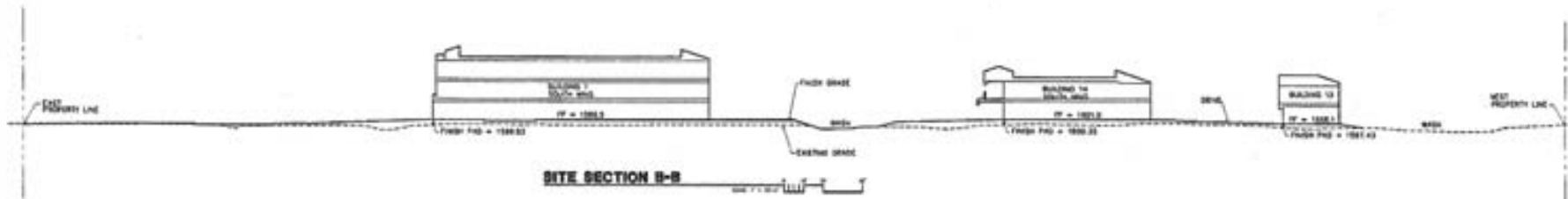
59-DR-2003
07/25/2003



**DESERT PARKS
VISTA**
LUXURY HOMES AT
DC ARROW
SCOTTSDALE, ARIZONA



P.B. BELL & ASSOCIATES, INC.



WHITNEYELL ARCHITECTS INC.
102 East Mountain Avenue
Phoenix, Arizona 85014-1700
602-995-1000



ARCHITECTURE AND PLANNING

0001

DESIGNED BY P.B. BELL & ASSOCIATES, INC.
JULY 2003

**SITE SECTIONS
PRELIMINARY**

ATTACHMENT #9

59-DR-2003
07/25/2003